

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING**  
**February 21, 2013**  
**5th Floor Conference Room**  
**MINUTES**

**Committee Members Present:** Jan Davis, Chris Pelly, Gordon Smith

**Staff Present:** Judy Daniel, Jeff Staudinger, Jeff Richardson, Marvin Feinblatt, Tara Irby, Stephanie Monson, Sandra Anderson, Martha McGlohon

**Other Attendees:** Laura Collins, Sarah Nunez, Rich Olejniezak, Dan Leroy, Robin Merrell, Ann Flynn, Geoffrey Barton, Belinda Grant

**1. Minutes**

The meeting minutes from December 13, 2012 were approved.

**2. Updates**

a. Outside Agency Program Review:

- i. The Chamber of Commerce and A.B. Regional Sports Commission were removed from the Outside Agency Program funding by City Council. No action is needed by the HCD Committee.
- ii. Department alignments can be explored for other agencies whose work aligns more directly than with the Community Development Division. As an example, the Asheville Buncombe Community Relations Council might have programmatic alignment with the Police Department and City of Asheville Human Resources Department, as well as with CD
- iii. Members suggested that certain outside agencies might complement and more expeditiously deliver programming now being performed with City internal resources. For example, Children First or the YWCA might complement recreation programming.
- iv. Jeff Richardson suggested that staff would initiate a discussion with each currently funded agency about their funding outlook for the year, and their need for Outside Agency funding. Also, partnerships between agencies should be addressed, such as between SAFE and Children First. The City of Asheville is reviewing its in-house services to evaluate service delivery design and explore options for outsourcing and insourcing. The current year financial update will occur at the February 26 City Council meeting. During March, needs will be identified, general fund information should be obtained, and the impact of the reevaluation will be clearer.
- v. Neighborhood groups have stated that traffic calming is a main priority and should be reestablished. The City is looking for logical collaborative options.
- vi. Other agencies that do not currently receive funding have expressed an interest in applying for funding .
- vii. This cycle of funding may focus on rolling over the same funds from last year. The application process could be open to current and new applicants.

b. Affordable Housing Advisory Committee Process Update –

- i. Jeff Staudinger reported on the work to create a work plan and a proposed timeframe for research, analysis and refinement of the Affordable Housing Advisory Committee's recommendations .

- ✍ The AHAC continues to emphasize the importance of the Housing Trust Fund as the key City-controlled resource for affordable housing. The Committee and staff are continually assessing how best to leverage this resource for increased housing supply.
- ✍ The AHAC considers density as a key element of increasing affordable housing through regulation and design. Zoning is a principal mechanism to achieve density
- ✍ The AHAC will continue to examine safety, discrimination and communication.
- ii. Members discussed allocation of specific resources (such as the Haywood Street sale funds) to the HTF.
- iii. Members expressed concern about a staff capacity and roles in support of the Committee. This issue will be further discussed at the next month's meeting.
- c. HTF- There have been no significant changes to the financial reports since the last report.

### 3. New Business

- a. Mt. Zion – Jeff Staudinger: In 2010, Mt. Zion Development Corporation (MZDC) received \$50,000 in CDBG funds to develop a program for the rehabilitation of its historic mill buildings into affordable and workforce housing. Due to a low bank-ordered appraisal and high estimated rehabilitation costs, project financing is insufficient. MZDC requested \$20,000 in additional CDBG funds to value engineering the rehab plan, get a new appraisal, and reevaluate market conditions. The Committee was asked to consider funding this as an amendment to their earlier CDBG grant. After discussion, Smith made a motion to recommended amending their existing CDBG grant by \$13,000. Seconded by Pelly. The motion passed unanimously.
- b. Mountain Housing Opportunities- MHO requested an amendment to their Emergency Repair Tier II CDBG contract that would allow them to retain CDBG program income that arose through that program. Chris Pelly made a motion to recommend that MHO be allowed to retain Program Income received through the Emergency Repair Program for use for additional Emergency repair activities. Smith seconded. The motion passed unanimously.
- c. Housing Density- Shannon Tuch presented information about the City's zoning and density allowances. Maps showing transit corridors and density bonus areas were presented to the HCD committee. Tuch pointed out that areas currently zoned for single-family residential purposes were eligible for the Sustainability Density bonus. Cottage development standards are being considering to increase density in single family neighborhoods.
  - i. Chris Pelly asked if anyone has evaluated what land is available within the density areas shown on the map. Staudinger stated that the Affordable Housing Committee will be assessing vacant land and underutilized parcels in those areas.
  - ii. Gordon Smith stated that the issue of allowing 3 or 4 unit density by right should be revisited.
- d. Riverside Drive Strategic Development Plan- Stephanie Monson provided information about the Riverside Drive Strategic Development Plan. As a result of an RFQ process. Heritage Directions LLC has been chosen as the lead consultant for the Plan. The AARRC will act as an advisory group and home base for people wanting to get involved in the planning and development process. The plan will be completed in 4-6 months.
  - i. Staudinger stated that Phase II of the RADTIP may go to contract soon. The Transportation Network Plan is also under consideration and moving towards contracting. The Greenway plan is moving towards the final design process and

should take 9 months to complete. The City's cooperative agreement with the Federal Transportation Administration ends in March of 2014. All deliverables are due by the beginning of next year.

- e. The Committee reviewed the current list of CDBG grant applicants. Application documents and staff reviews will be available by Dropbox . Staff hopes to have all materials available for Committee review by March 6.

4. Next Meeting – March 14, 2013, 1<sup>st</sup> Floor Conference room, City Hall building.